157.0	0008	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	829,700 / 829,700
					USE VALUE:	829,700 / 829,700
					ASSESSED:	829,700 / 829,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
261		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOPINATH NALINI
Owner 2:	GOPINATH C
Owner 3:	
Street 1:	261 RENFREW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GOPINATH NALINI -
Owner 2:	-
Street 1:	261 RENFREW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1932, having primarily Aluminum Exterior and 2320 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	409,700		420,000	829,700
Total Card	0.138	409,700		420,000	829,700
Total Parcel	0.138	409,700		420,000	829,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.67 | /Parcel: 357.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0008-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	409,700	0	6,000.	420,000	829,700	829,700	Year End Roll	12/18/2019
2019	101	FV	341,600	0	6,000.	420,000	761,600	761,600	Year End Roll	1/3/2019
2018	101	FV	341,600	0	6,000.	354,000	695,600	695,600	Year End Roll	12/20/2017
2017	101	FV	341,600	0	6,000.	324,000	665,600	665,600	Year End Roll	1/3/2017
2016	101	FV	341,600	0	6,000.	276,000	617,600	617,600	Year End	1/4/2016
2015	101	FV	305,200	0	6,000.	240,000	545,200	545,200	Year End Roll	12/11/2014
2014	101	FV	305,200	0	6,000.	222,000	527,200	527,200	Year End Roll	12/16/2013
2013	101	FV	305,200	0	6,000.	211,200	516,400	516,400		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WASIL SERGEY	31452-558		5/31/2000		342,000	No	No		
SHANNON EDWARD/	26941-546		12/27/1996		215,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/17/2015	1943	Re-Roof	12,900					
11/15/2006	998	Redo Kit	31,100	C		G8	GR FY08	
5/13/2002	383	Addition	65,000	O		G4	GR FY04	EXTEND RM 8FT-ADD

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2018	Meas/Inspect	BS	Barbara S
10/17/2008	Meas/Inspect	163	PATRIOT
8/9/2001	MLS	PM	Peter M
8/12/2000	MLS	MM	Mary M
12/21/1999	Mailer Sent		
12/2/1999	Measured	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

User Acct

105102

GIS Ref

GIS Ref

Insp Date

05/24/18

!12352!

PRINT

Date	Time
12/11/20	02:26:52

LAST REV

Date	Time
06/18/18	12:08:08

mmcmakin

PAT ACCT. 12352

USER DEFINED

Prior Id # 1:	105102
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	4 - Vinyl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15847456
Const Adj.:	0.98500049
Adj $ / SQ:	142.637
Other Features:	107300
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	503285
Depreciation:	93611
Depreciated Total:	409674

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

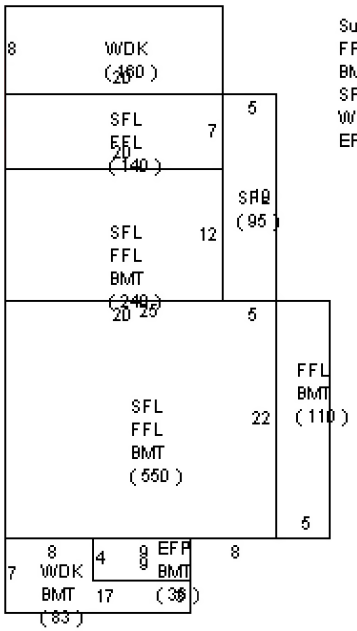
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	156.90
Special Features:	0	Val/Su Net:	121.83
Final Total:	409700	Val/Su SzAd	198.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,040	142.640	148,343
SFL	Second Floor	1,025	142.640	146,203
BMT	Basement	1,019	49.740	50,690
WDK	Deck	243	9.960	2,421
EFP	Enclos Porch	36	71.510	2,574

Net Sketched Area:	3,363	Total:	350,231
Size Ad	2065	Gross Are	3363	FinArea	2320
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0008-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	